



Aldridge Road, Great Barr
Birmingham, B44 8NN

Offers Over £210,000

Great Barr

Offers Over £210,000



Beautifully presented two-bedroom end-terrace home, ideally situated on the popular Aldridge Road in Great Barr. Close to well-regarded schools, local amenities, and transport links.

The property boasts a generous frontage with off-road parking for one vehicle with further potential to make a bigger driveway. Inside, a welcoming entrance hall leads to a warm, inviting lounge featuring a charming electric fireplace, soft carpeting, useful under stairs storage and a large front window allowing in lots of natural light. To the rear, a spacious kitchen diner provides an excellent space for both everyday living and entertaining, with a range of wall and base units and room for free-standing appliances. A convenient guest W.C completes the ground floor.

Upstairs you'll find two generous double bedrooms, both offering comfortable accommodation, and a family bathroom fitted with a panelled bath and overhead shower, hand wash basin, low level WC, and a heated towel rail.

The enclosed rear garden provides patio seating, a lawn, fencing for privacy, and a useful storage shed.

Ideally suited to first-time buyers, those looking to downsize, or investors seeking a strong buy-to-let opportunity.





Property Specification

END OF TERRACED
PRIVATE DRIVEWAY
TWO DOUBLE BEDROOMS
KITCHEN/DINER
GUEST W.C.

Entry
1.45m (4'9") x 0.82m (2'8")

Lounge
4.55m (14'11") max x 3.28m (10'9")

Kitchen/Diner
4.24m (13'11") x 3.26m (10'8")

W.C
1.46m (4'10") x 0.65m (2'2")

Bathroom
2.09m (6'10") x 1.58m (5'2")

Bedroom 2
3.23m (10'7") x 2.57m (8'5")

Bedroom 1
3.98m (13'1") x 3.61m (11'10")

Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract. Came on the market:

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

Viewer's Note:

Services connected: mains electricity, gas, water and drainage
Council tax band: A
Tenure: Freehold

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

